The 2026 Strategic Guide: Turkish Citizenship by Investment through Property

A Comprehensive Legal Roadmap for Global Investors

Authorized by: Pi Legal Consultancy (PiLC)

Distinction: International Law Firm of the Year (Prestige Awards)

Expertise: Banking and Finance Law Experts of the Year (Global Law Experts)

Pi Legal Consultancy

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A Globally Recognized Legal Authority

Pi Legal Consultancy is a premier international law firm providing high-level legal solutions across 7 continents. With a robust presence in Istanbul, Ankara, and Batman, we bridge the gap between local Turkish regulations and international business standards.

Our Global Credentials:

- World Bank Group Partner: Official contributor to the 2025 Business Ready (B-READY) project, specializing in company formation and foreign investment legalities.
- European Commission Consultant: Providing expert legal consultation on the enforcement of foreign court judgments.
- Award-Winning Excellence: Recognized as the "Finance Law Firm of the Year" and "International Law Firm of the Year."

We don't just process applications; we secure your family's global future with academic-grade legal precision.

Unlocking Global Mobility and Strategic Value

Securing a **Turkey passport by investment** is more than just a residency permit; it is a strategic asset for the modern investor.

Key Advantages:

- **Visa-Free Access:** Travel to over 110 destinations worldwide.
- **Strategic Hub:** Benefit from Turkey's unique position as a bridge between Europe, Asia, and the Middle East.
- **Full Citizenship Rights:** Enjoy high-quality healthcare, education, and the right to live/work in a G20 economy.
- **Family Inclusion:** Your spouse and children under 18 are eligible for citizenship within the same application.

The Property Threshold for 2026

Making an **investment in Turkey for citizenship** requires strict adherence to the latest regulatory frameworks established by the Ministry of Interior.

Critical Requirements:

- **Minimum Threshold:** A real estate investment of at least **$400,000**.
- **Official Valuation:** Every property must have a certified appraisal report from an SPK-licensed (Capital Markets Board) firm.
- **Title Deed Restriction:** The property must be held for a minimum of **3 years** (A legal "non-sale" annotation is placed on the deed).
- **Transaction Transparency:** All payments must be made via official bank transfers from the investor's personal account to the seller's account.

Step-by-Step Guidance by Experts

Navigating the **citizenship of Turkey by investment** process demands a dedicated **Turkish citizenship by investment lawyer** to mitigate risks.

1. **Legal Due Diligence:** We verify the property's legal status, ensuring no hidden debts or ownership disputes.
2. **Investment Confirmation:** Obtaining the "Certificate of Eligibility" from the General Directorate of Land Registry.
3. **Residency Application:** Securing an investor-specific short-term residence permit.
4. **Citizenship Filing:** Preparing the dossier for the General Directorate of Civil Registration and Citizenship Affairs.
5. **Final Approval:** National security clearance and the issuance of Turkish ID cards and Passports.

Secure Your Global Future Today

With our award-winning team and global reach, Pi Legal Consultancy ensures that your investment is legally protected at every stage.

Our Offices:

- **Istanbul:** The heart of real estate investment. Our Istanbul Law Firm Office
- **Ankara:** The center of regulatory and ministerial liaison.
- **Batman:** Localized expertise with an international perspective.

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